



ARMY ANNOUNCES RESIDENTIAL COMMUNITIES INITIATIVE PARTNER FOR FORTS EUSTIS, STORY and MONROE

The Army announced the selection of the private partner for Forts Eustis, Story and Monroe, Va., under the Army's Residential Communities Initiative (RCI) on January 23, 2003.

J. A. Jones Community Development Company, LLC is being awarded a contract for the Forts Eustis, Story and Monroe family housing privatization project. In a collaborative effort, J. A. Jones Community Development Company, LLC and the Army will work to jointly forge a Community Development and Management Plan (CDMP), which will be the blueprint for the Army's residential communities at these three Virginia installations.

The planning phase will take six months or less. Upon acceptance of the CDMP by the Army, Office of Management and Budget, Department of Defense (DoD) and Congress, project implementation will begin. It is estimated that construction will begin in the late fall of 2003. Providing soldiers and their families with safe, attractive, affordable housing and modern communities is a major priority for the DoD and the Army.

The Assistant Secretary of the Army for Installations and Environment has overall responsibility for the RCI program. The Army's RCI vision is to provide world-class residential communities for uniformed service members and their families -- not just to build houses.

The first phase of the project will last approximately five years and will result in the construction of 1,155 new replacements homes, the revitalization of 23 homes and the renovation of 15 historic homes. In addition, a host of other ancillary facilities and amenities will be constructed to meet the family housing needs at the three Virginia installations.

The J. A. Jones Community Development Company, LLC will develop, redevelop, construct, own, manage and maintain the housing units; maintain the grounds of unoccupied units and public areas; construct and maintain the roads and infrastructure in associated areas; and reinvest profits for future renovations and replacements.

The RCI effort will improve, in a short period of time, the quality of life for over 1,100 uniformed service members and their family members. The overall family housing appearance and function within the three Virginia installations will be improved by weaving the natural and built environments together as planned

communities, while at the same time protecting cultural resources and meeting environmental responsibilities.

The J. A. Jones Community Development Company, LLC will commit an estimated \$132 million for construction and renovation of the family housing communities at Forts Eustis, Story and Monroe. The project is valued at approximately \$782 million over its 50 years.

This is the twelfth RCI CDMP contract to be awarded under the Request for Qualification (RFQ) process. The RFQ process demonstrates and implements the Army's philosophy of partnering -- not just outsourcing -- with the private sector.

The planning for the Forts Eustis, Story and Monroe RCI housing will follow traditional community land planning concepts. RCI housing will be designed to meet the needs and lifestyles of today's Army families. The new housing will consist of single-family detached and duplex homes designed to complement the regional architecture of the Hampton Roads area. All homes will have modern interior layouts with plenty of storage and energy saving appliances. These amenities combined with the innovative community designs will dramatically increase the quality of life for the nations uniformed service personnel and their families in the Army's pursuit of installation excellence.

For additional information contact the RCI Program Office at 703-692-9898.